

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 12 | | PEIRCE ST, ARLINGTON |

OWNERSHIP

| OWNERSHIP | | Unit #: | |
|-----------|--------------------------------|---------|------------|
| Owner 1: | MCELROY RICHARD A ETAL/ TRS | | |
| Owner 2: | 12 PEIRCE STREET NOMINEE REALT | | |
| Owner 3: | TRUST | | |
| Street 1: | 12 PEIRCE STREET | | |
| Street 2: | | | |
| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry | Own Occ: Y |
| Postal: | 02476 | Type: | |

PREVIOUS OWNER

| | | | |
|-----------|----------------------|-------|--|
| Owner 1: | LEROYER ANN M/ETAL - | | |
| Owner 2: | MCELROY RICHARD - | | |
| Street 1: | 12 PEIRCE STREET | | |
| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry | |
| Postal: | 02476 | | |

NARRATIVE DESCRIPTION

This parcel contains .127 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1870, having primarily Vinyl Exterior and 2355 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
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PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|--------------|-------------|----------|-------------|--------------------|-----------|-----------|-------------|------------|------------|------|---------------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|------------|--------|------|-----------|---------|
| 101 | One Family | | 5545 | | Sq. Ft. | Site | | 0 | 70. | 1.06 | 11 | | | | | | | | | 410,445 | | | | | | 410,400 | |
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| Total AC/HA: | 0.12730 | | | Total SF/SM: | 5545 | | Parcel LUC: | 101 | One Family | | Prime NB Desc | ARLINGTON | | | | | | | | Total: | 410,445 | | Spl Credit | | | Total: | 410,400 |

